

**Recommended Conditions of Approval**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- C. The Design Review shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- D. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Department of Public Works for all proposed off-site improvements.

**3. ENVIRONMENTAL MITIGATION MEASURES**

- A. In addition to complying with applicable City Codes, Ordinances, and Resolutions, the following mitigation measures are incorporated into the project to minimize the identified potential environmental impacts:
  - a. Windows and sliding doors in the facades facing South Wolfe Road and perpendicular to it shall have a minimum sound transmission class (STC) rating of 28 or higher.
  - b. Entry doors shall be fully weather-stripped.

- c. The residences facing South Wolfe Road shall include forced air mechanical ventilation, satisfactory to the local building official, so that occupants may keep their windows closed at their discretion to control traffic noise.
- B. Final construction drawings shall incorporate all noise mitigation measures as set forth under "Mitigation Measures."
- C. Final plans shall bear the noise consultant's signature.
- D. Acoustical tests shall be performed by the developer to demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA is met on the finished units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units.

**4. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. The modified plans shall include an additional plan for a front elevation design in order to have two different elevations on each street frontage. Plans shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit.
- B. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
- C. Roof material shall be 50-year dimensional composition shingle, or as approved by the Director of Community Development.

**5. FEES**

- A. Pay Traffic Impact fee estimated at \$1,805.03, prior to issuance of a Building Permit. (SMC 3.50)

**6. FENCES**

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.
- B. Such fences may extend along side property lines, but do not extend beyond the front line of the main building on each lot.
- C. Any side yard fence between the building and the public right-of-way shall not exceed three feet in height.
- D. Chain link and barbed wire fences are not allowed in residential areas.
- E. Install and maintain a 6 foot solid wood fence measured from the highest adjoining grade, of a design approved by the Director of

Community Development along the property lines. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed.

- F. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a "vision triangle". SMC 12.040(16), SMC 19.12.050 (12))

**7. TREE PRESERVATION**

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
  - 1. An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
  - 2. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
  - 3. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

**8. UNDERGROUND UTILITIES**

- A. All proposed utility service drops shall be undergrounded.
- B. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.

**9. MISCELLANEOUS**

- A. Prior to commencement of new construction remove all debris, structures, area light poles, and paving from the site.

**10. TENTATIVE MAP CONDITIONS**

- A. Full development fees shall be paid for each project parcel or lot shown on Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.
- B. Comply with all applicable code requirements as noted in the Standard Development Requirements.
- C. Pay Park In-lieu fees estimated at \$7,486.88, prior to approval of the Final Map or Parcel Map. (SMC 18.10)
- D. At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department.
- E. Refuse, recycling, and yardwaste carts are designed to be set on street pavement. If the curb space on Wolfe Road or Mangrove Avenue is in a travel aisle, set-out areas must be designated on sidewalk or property.
- F. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.